



DEAN CALLAN

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

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## FLEX/OFFICE/SHOWROOM FOR LEASE

1644 CONESTOGA STREET  
BOULDER, COLORADO 80301

**Discover the ideal workspace at 1644 Conestoga Street—a versatile flex/office/showroom in the heart of Boulder.** This well-appointed space features two dock high loading doors, robust 3-phase electrical infrastructure, and an open flex layout. Private offices and in-suite restrooms enhance convenience. Situated near Arapahoe Ave., it offers seamless access to major thoroughfares and nearby attractions, including the vibrant 29th Street Mall and Downtown Boulder. Within walking distance, you'll find a variety of dining options, such as Black Belly Restaurant & Market, Ozo Coffee, and Pica's Taqueria. Don't miss this strategic opportunity for professionals seeking exceptional office space in a bustling neighborhood.

**Call us for more information and to set up a tour.**

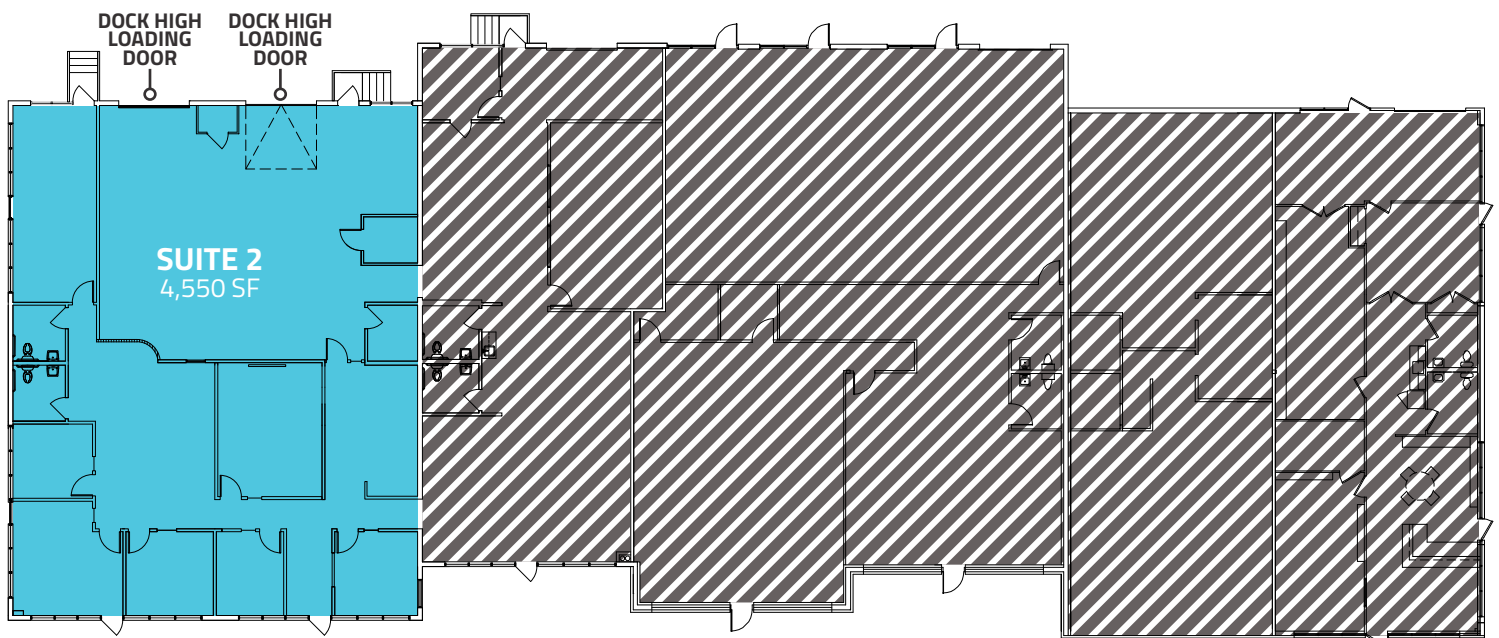
## TERMS

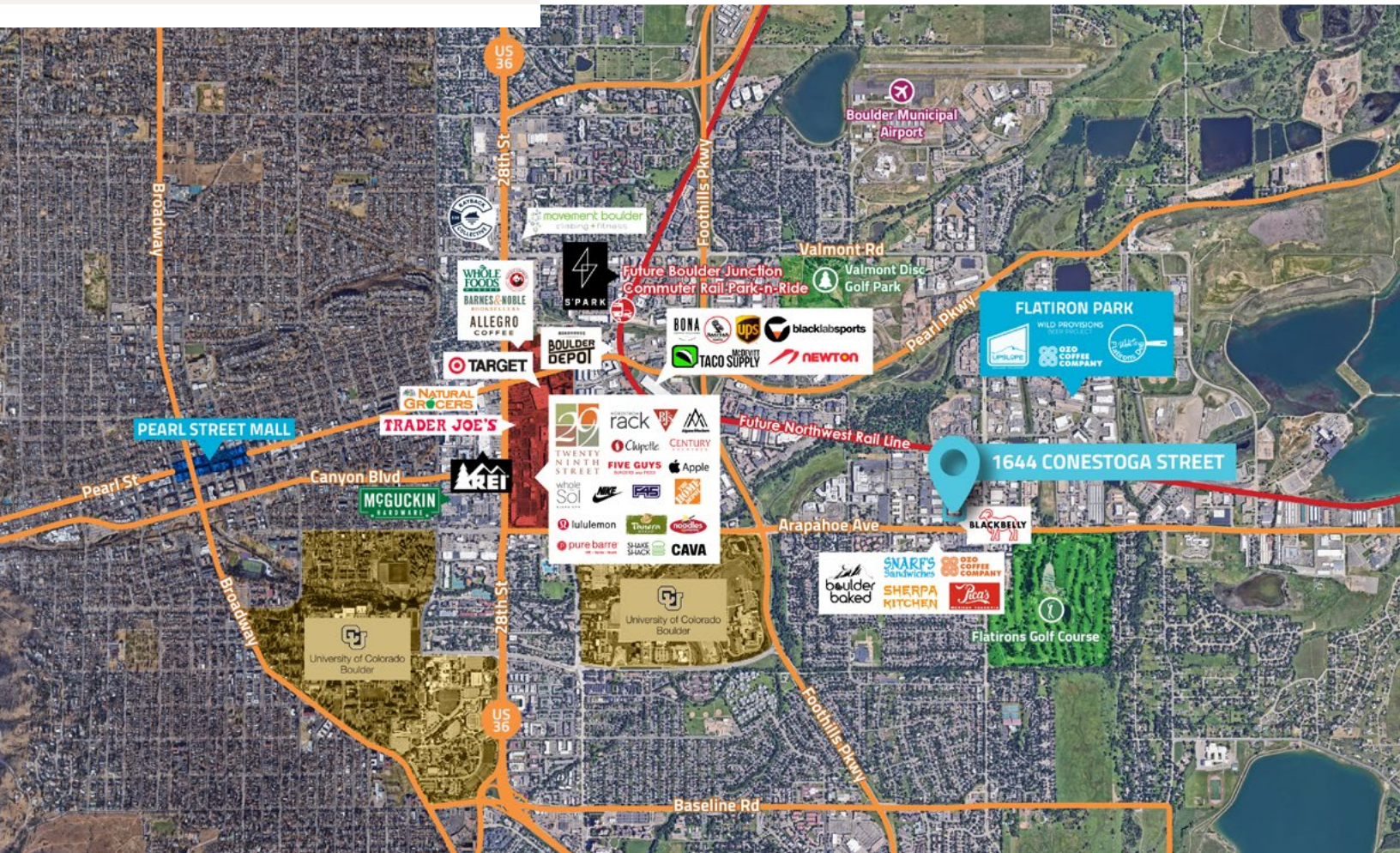
Suite 2:	4,550 SF
Lease Rate:	\$18.75 / SF / NNN
Expenses:	\$8.14 / SF (Est. 2024)
Parking:	Ample
Year Built:	1995
Zoning:	IG (Industrial - General)

## PROPERTY FEATURES

- 2-dock high loading doors
- Separately metered utilities
- Heavy 3-phase electrical
- Walkable amenities nearby
- Adjacent to bus stop
- Local Boulder ownership with responsive management

### FLOOR PLAN






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